

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL

COUNCIL CHAMBERS

4755 SW GRIFFITH DRIVE

BEAVERTON, OR 97005

APRIL 3, 2002

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

1. **CPA2002-0001 (Ord. # to be determined)**

Duncan Lane Map Error Comprehensive Plan Map Amendment

Request for Planning Commission approval of a Comprehensive Plan Map designation correction. City staff recently identified an error on the City's Comprehensive Plan Land Use Map designation for 7 parcels (Tax Lot 1300, 1400, 1500, 1600, 1700, 1800, and 1900 1S1-14BD). These tax parcels are located between SW 98th and SW Jamieson Road, along the north side of SW Duncan Lane. The City Council recently amended the Comprehensive Plan Land Use Map and designated certain tax parcels along the Beaverton Hillsdale Highway as Corridors. The map incorrectly assigned the Corridor designation to the subject sites. The proposed amendment is to correct the error by changing the designation from "Corridor" back to "Neighborhood Residential (NR) Low Density" Plan Map designation. The Zoning Map correctly identifies the tax parcels at Urban Residential (R-10) Low Density, a maximum of one dwelling unit for every 10,000 square feet of land area.

REZONES

2. **RZ2002-0007 (DOWNTOWN REGIONAL CENTER: "R-1" TO "RC-E" ZONE CHANGE)**

APPLICATION FOR DEVELOPMENT REVIEW

The following land use application has been submitted for the rezone of certain properties within the area south of SW Cabot Street, east of 117th Avenue, west of Highway 217, and north of Canyon Road. The following is a list of Washington County map and tax lot numbers for the parcels proposed to be rezoned:

1S1-10DB01300; 1S1-10DB01302; 1S1-10DB01301; 1S1-10DB01400;
1S1-10DB01301; 1S1-10DB01500; 1S1-10DB01600; 1S1-10DB01700;
1S1-10DC00900; 1S1-10DC01001; 1S1-10DC01000; 1S1-10DC01100;
1S1-10DC01200; 1S1-10DC01307; 1S1-10CD00100; 1S1-10CD00101;
1S1-10CD00200; 1S1-10CD00700; 1S1-10CD00700; 1S1-10CD00703;
1S1-10CD01101

The zone change proposal affects multiple properties, comprising a total of approximately 20.0 acres. These properties are now zoned "R-1", which is intended for Urban High Density Residential, at a maximum density of one dwelling unit for every 1,000 square feet of land area and also allows a limited number of other uses identified in Section 20.05.40 of the City's Development Code. These parcels are proposed to be changed to Regional Center – East "RC-E" a multiple use zone that allows some commercial and residential uses. Section 20.20.05.15 of the Development Code lists the uses permitted, conditional, and prohibited within this zone. The Planning Commission will review the rezone request through the RZ2002-0007 application.

3. RZ2002-0008 (DOWNTOWN REGIONAL CENTER: "R-1" TO "RC-TO" ZONE CHANGE) APPLICATION FOR DEVELOPMENT REVIEW

The following land use application has been submitted for the rezone of certain properties within the area south of SW Center Street, east of Hall Boulevard, west of SW Lombard Street, and north of Beaver Dam Road. The following is a list of Washington County map and tax lot numbers for the parcels proposed to be rezoned:

1S1-10CC00500; 1S1-10CC00600; 1S1-10CC00701; 1S1-10CC00501; 1S1-10CC00700

The zone change proposal affects multiple properties, comprising a total of approximately 10.75 acres. These properties are now zoned "R-1", which is intended for Urban High Density Residential, at a maximum density of one dwelling unit for every 1,000 square feet of land area and also allows a limited number of other uses identified in Section 20.05.40 of the City's Development Code. These parcels are proposed to be changed to Regional Center – Transit Oriented "RC-TO" a multiple use zone that allows some commercial and residential uses. Section 20.20.05.05 of the Development Code lists the uses permitted, conditional, and prohibited within this zone. The Planning Commission will review the rezone request through the RZ2002-0008 application.

4. RZ2002-0009 (Ord. #s to be determined) HALL/HWY 217 GC TO LI ZONE CHANGE, Zoning Map Amendment

The applicant, the City of Beaverton, proposes to amend the Zoning Map on properties generally located west of Highway 217, north of SW Hall Boulevard and east of the Southern Pacific Railroad. The subject properties may be specifically identified as Tax Lots 100, 200, and 300 on Washington County Tax Assessors Map 1S1-27AA, as well as that portion of Tax Lot 100 that is west of Hwy 217 on Washington County Tax Map 1S1-22DD.

The proposal, if approved, would change the zoning on the subject parcels, or portions thereof, from General Commercial (GC) to Light Industrial (LI). The proposed LI zoning district allows the current use and implements the new Comprehensive Plan Land Use Map designation of Industrial, which became effective on February 7, 2002. Two other Industrial zones are available that also implement the Plan Map designation of Industrial, these being Campus Industrial (CI) and Industrial Park (IP). In taking action on the proposed request the Planning Commission shall base its decision on the approval criteria listed in Section 40.90.15.2.C. of the Development Code.

5. RZ2002-0010 East Murray / Davies Residential Zone Change APPLICATION FOR DEVELOPMENT REVIEW

The following land use application has been submitted for the rezone of four properties located east of SW Murray Boulevard, south of SW Weir Road, north of SW Spaniel Court, west of SW 141st Avenue, as well as three parcels generally located on SW Davies Road, south of SW Spaniel Street and SW Citation Drive, north of SW Otter Lane. The following is a list of Washington County map and tax lot numbers for the parcels proposed to be rezoned:

1S128CC-01000; 1S128CC01100; 1S133BB01500; 1S133BB-01900; 1S1BB-02000;
1S133BA-03900; 1S133BB-03901

The zone change proposal affects seven properties that are approximately 16 acres in size. These properties are now zoned "R-A", which is intended to promote the development and continuation of

agricultural land uses with a density of one dwelling unit for every 5 acres of land area and also allows a limited number of other uses identified in Section 20.05.05 of the City's Development Code. These parcels are proposed to be changed to the "R-5" zone Urban Standard Density Residential (5,000 square feet minimum lot size per dwelling) or the "R-7" zone Urban Standard Density Residential (7,000 square feet minimum lot size per dwelling) or combinations of both zones. The R-7 and the R-5 zones are currently located in the surrounding area. Either of the proposed zoning designations will allow for a greater number of dwellings than the "R-A" zone. Sections 20.05.15 and 20.05.20 of the Development Code lists the uses permitted, conditional, and prohibited within these zones. The Planning Commission will review the rezone request through the RZ2002-0010 application.

6. RZ2002-0011 (DOWNTOWN REGIONAL CENTER: "R-1" TO "RC-OT" ZONE CHANGE)
APPLICATION FOR DEVELOPMENT REVIEW

The following land use application has been submitted for the rezone of certain properties within the area south of SW 2nd Street, east of SW Stott Avenue, west of the railroad tracks, and north of SW 5th Street. The following is a list of Washington County map and tax lot numbers for the parcels proposed to be rezoned:

1S115BC04100,	1S115BC04101,	1S115BC04200,	1S115BC04300,	1S115BC04400,
1S115BC04500,	1S115BC04600,	1S115BC04601,	1S115BC04602,	1S115BC04690,
1S115BC04800,	1S115BC04900,	1S115BC05000,	1S115BC05700,	1S115BC05800,
1S115BC05900,	1S115BC06000,	1S115BC06100,	1S115BC06200,	1S115BC06300,
1S115BC06500,	1S115BC06600,	1S115BC09300,	1S115BC09500,	1S115BC09600,
1S115BC09700,	1S115BC09800,	1S115BC10000,	1S115BC90000,	1S115BC90001,
1S115BC90002,	1S115BC90003,	1S115BC90004,	1S115BC90005,	1S115BC90006,
1S115BC90007,	1S115BC90008,	1S115BC90009,	1S115BC90010,	1S115BC90011,
1S115BC91000,	1S115BC91001,	1S115BC91002,	1S115BC91003,	1S115BC91004,
1S115BC91005,	1S115BC91006,	1S115BC91007,	1S115BC91008,	1S115BD01700,
1S115BD01800,	1S115BD01900,	1S115BD02000,	1S115BD02100,	1S115BD02200,
1S115BD02300,	1S115BD02400,	1S115BD02500,	1S115BD02501,	1S115BD02601,
1S115BD02700,	1S115BD02701,	1S115BD02702,	1S115BD03100,	1S115BD03300,
1S115CA00100,	1S115CA00200,	1S115CA00300,	1S115CA00400,	1S115CA00500,
1S115CA00600,	1S115CA00601,	1S115CA00800,	1S115CA00900,	1S115CA00901,
1S115CA00902,	1S115CA00903,	1S115CA01900,	1S116AD08300,	1S116AD08700,
1S116AD08800,	1S116AD08801,	1S116AD08900,	1S116AD09200,	1S116AD09300,
1S116AD09400,	1S116AD09500,	1S116AD09600,	1S116AD09700,	1S116AD09800,
1S116AD09900,	1S116AD09901,	1S116AD10000,	1S116AD10100,	1S116AD10200,
1S116AD10300,	1S116AD10400,	1S116AD10500,	1S116AD10600,	1S116AD10601,
1S116AD10700,	1S116AD10800			

These properties are now zoned "R-1", which is intended for Urban High Density Residential, at a maximum density of one dwelling unit for every 1,000 square feet of land area and also allows a limited number of other uses identified in Section 20.05.40 of the City's Development Code. These parcels are proposed to be changed to Regional Center – Old Town "RC-OT" a multiple use zone that allows some commercial and residential uses. Section 20.20.05.10 of the Development Code lists the uses permitted, conditional, and prohibited within this zone. The Planning Commission will review the rezone request through the RZ2002-0011 application.

7. RZ2002-0012 (BEAVERTON CITY PARK: "R-1" TO "RC-OT" ZONE CHANGE)
APPLICATION FOR DEVELOPMENT REVIEW

The following land use application has been submitted for the rezone of certain properties located at 4975 SW Hall Boulevard, 4950 SW Watson Boulevard, and on adjacent public right-of-way. The following is a list of Washington County map and tax lot numbers for the parcels proposed to be rezoned: 1S116AD09100 and 1S115BC09200. The parcels and public right-of-way are approximately 3 acres in size.

These properties are now zoned "R-1", which is intended for Urban High Density Residential, at a maximum density of one dwelling unit for every 1,000 square feet of land area and also allows a limited number of other

uses identified in Section 20.05.40 of the City's Development Code. These parcels are proposed to be changed to Regional Center – Old Town “RC-OT” a multiple use zone that allows some commercial and residential uses. Section 20.20.05.10 of the Development Code lists the uses permitted, conditional, and prohibited within this zone. The Planning Commission will review the rezone request through the RZ2002-0012 application.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.